

					٨	MAIN STREET V	'ALUATIONS				
			01	RDER INFORMATION							
Order Date: 08/12/2013	Inspection Date: 08/12/2013	Complete Date: 08/19/2013	Customer: Carrington	Customer Contact:	Customer Contact Info Source: Tax data	Customer Loan No.	Order No. 3190500				
Pool Name:	Borrower:	08/19/2013 Address:	Mortgage	City:	State:	Zip:	Assessor Parcel No.				
Tool Numer	ARNOLD	8809 GREYLAG I	ООР	BLACKLICK	ОН	43004	171-001083-00				
Inspection Type: Exterior	Broker Name: Brandon Peoples	Years Of Exp:	Broker Company Coldwell Banker		Broker Phone: 6144510808	License Number: 2010000368	Expiration Date: 04/23/2014				
PROPERTY INFORMATION											
Property Vacant: No	If Occupied, who is the occupant	Secured: Yes	Land Value: 12000.00	View: Neighborhood	Market Rent (Mnth): \$2,000	If listed, is a for sale sign visible? unassigned					
Currently Listed: No	List in Last 12 Mo.: No	Original List Price: \$	Current List Price:	DOM: O	Listing Broker:	Listing Company:	Listing Phone:				
Sold in Last 12 Mo.: No	Original List Price: \$	Final List Price:	DOM:	Sale Price: \$	Sale Date:	Listing Broker:	Listing Phone:				
HOA Fees:	Are HOA dues current? unassigned	HOA delinquency amount?	HOA association phone:	HOA Fees includes:	Guest House Bsmt SF:	Guest House SF:					
To the best of your knowledge, why did the property not sell?		Are all types of Financing available for this property? Yes		Financing available description		Is the subject an OverImprovement, UnderImprovement or appropriate for neighborhood OverImprovement					
			NEIGH	BORHOOD INFORMATI	ON						
Population Density: Urban	Crime/Vandal Risk: Low	Neighborhood Trend: Stable	Home values are at a rate of:0.00		Environmental Issues: No	Owner Occupied %: 80.00%	Pride of Ownership: Good				
Competing Listings: 4	Value Range: \$160,000 to: \$290	,000	Supply: Stable	Demand: Stable	Predominant Buyer: Owner Occupied	# of Border or Blocked up homes: O	Approximate # of comps in neighborhood for sale:				
Outside of Market Factors, is there a risk of loss in Value?		Risk of loss in Value Comments		Investor or FLip activity in the neighborhood?							
No				REPAIR DETAILS							
Repairs Total:	Repairs Recommend	ded:	Days to	Resale Problem:	Are Emergency repairs	Emergency repairs	lescription				
Are repairs required f	No for financing?	Degree of Repairs	Complete: Oto:O	No Are there any Hazards?	needed? No	Hazard Other Descri	ption				
No		None		Fire Flood Discoloration Other		Will repairs enhance the marketability					
If repairs are completed, are costs likely to be recouped in sales price? Neutral		Is the subject property currently eligible for financing? Yes		financed? No		of the subject property? Neutral					
Is the property of ave condition for the neig											
Yes											
Yes	Structural:	Appliances:	Utilities:	Carpet/Floors:	Other:	Cleaning/Trash Removal:					
Yes INTERIOR Painting:	Structural:					Removal:					
Yes INTERIOR Painting: \$	Structural:		Roof:	Windows:	Other:	Removal:					
Yes INTERIOR Painting: \$ EXTERIOR Painting: \$	Structural: \$ Foundation:	Landscaping:	Roof: \$	Windows: \$ ARABLE INFORMATIO	Other: \$	Removal: \$ Pool: \$	Listed Comp 2				
Yes INTERIOR Painting: \$ EXTERIOR	Structural: \$ Foundation:	\$ Landscaping:	Roof:	Windows:	Other:	Removal: \$ Pool:	Listed Comp 3 192 Windward Dr				
Yes INTERIOR Painting: \$ EXTERIOR Painting: \$ Property Info	Structural: \$ Foundation: \$ Subject 8809 GREYLAG	Landscaping: \$ Sold Comp 1 7842 NARROWLEAF	Roof: \$ COMF Sold Comp 2	Windows: \$ ARABLE INFORMATIO Sold Comp 3 8492 Haleigh Woods	Other: \$ N Listed Comp 1	Pool: \$ Listed Comp 2					
Yes INTERIOR Painting: \$ EXTERIOR Painting: \$ Property Info Address:	Structural: \$ Foundation: \$ Subject 8809 GREYLAG LOOP BLACKLICK	Sold Comp 1 7842 NARROWLEAF CT Blacklick	Roof: S COMP Sold Comp 2 724 Lilly Landing Ln	Windows: \$ ARABLE INFORMATIO Sold Comp 3 8492 Haleigh Woods Dr Blacklick	Other: \$ N Listed Comp 1 3440 N Waggoner Rd Blacklick	Pool: \$ Listed Comp 2 1541 Morrison Farms Dr	192 Windward Dr Blacklick				
Yes INTERIOR Painting: \$ EXTERIOR Painting: \$ Property Info Address: Address2: City: County:	Structural: \$ Foundation: \$ Subject 8809 GREYLAG LOOP BLACKLICK Franklin	Sold Comp 1 7842 NARROWLEAF CT Blacklick Franklin	Roof: S COMF Sold Comp 2 724 Lilly Landing Ln Blacklick Franklin	Windows: SPARABLE INFORMATION Sold Comp 3 8492 Haleigh Woods Dr Blacklick Franklin	Other: \$ N Listed Comp 1 3440 N Waggoner Rd Blacklick Franklin	Pool: \$ Listed Comp 2 1541 Morrison Farms Dr Blacklick Franklin	192 Windward Dr Blacklick Franklin				
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Yes INTERIOR Painting: \$ EXTERIOR Painting: \$ Property Info Address: Address: City: County: State: Zip: Proximity: Current List Price: Original List Price: Sale Price: Sale Price: Sale Type: Concessions: DOM: NumUnits: Property Type: Property Type: Property Style: Construction: Condition: Year Built: View: Lot Size (in acres): Sq ft above grade: Total Rooms:	Structural: \$ Foundation: \$ Subject 8809 GREYLAG LOOP BLACKLICK Franklin OH 43004 \$ \$ \$ \$ FMV \$ 0 1 SFD 2 Story Conventional Frame Good 2006 Neighborhood 0.20 3148 8	\$ Landscaping:	Roof: \$ COMP Sold Comp 2 724 Lilly Landing Ln Blacklick Franklin OH 43004 0.49 \$191,900 \$187,000 \$186,000 04/25/2013 FMV \$ 246 1 SFD 2 Story Conventional Frame Good 2005 Neighborhood 0.28 2611 8	\$ Windows: \$ ARABLE INFORMATIO Sold Comp 3 8492 Haleigh Woods Dr Blacklick Franklin OH 43004 0.70 \$187,000 \$187,000 \$187,000 \$183,900 03/22/2013 FMV \$ 50 1 SFD Multi Level Frame Good 2009 Neighborhood 0.13 2579 8	S Other: S N Listed Comp 1 3440 N Waggoner Rd Blacklick Franklin OH 43004 1.17 \$279,900 \$279,900 FMV 34 1 SFD Ranch/Rambler Frame Good 1953 Neighborhood 5.00 3120 8	Removal: S	Blacklick Franklin OH 43004 0.70 \$179,900 \$179,900 FMV 83 1 SFD 2 Story Conventional Frame Good 2002 Neighborhood 0.37 2698 8				
Yes INTERIOR Painting: \$ EXTERIOR Painting: \$ Property Info Address: Address: City: County: State: Zip: Proximity: Current List Price: Original List Price: Sale Price: Sale Price: Sale Type: Concessions: DOM: NumUnits: Property Type: Property Type: Property Style: Condition: Year Built: View: Lot Size (in acres): Sq ft above grade: Total Rooms: Bedrooms: Full Baths:	Structural: \$ Foundation: \$ Subject 8809 GREYLAG LOOP BLACKLICK Franklin OH 43004 \$ \$ \$ \$ FMV \$ 0 1 SFD 2 Story Conventional Frame Good 2006 Neighborhood 0.20 3148 8	\$ Landscaping:	Roof: \$ COMP Sold Comp 2 724 Lilly Landing Ln Blacklick Franklin OH 43004 0.49 \$191,900 \$187,000 \$186,000 04/25/2013 FMV \$ 246 1 SFD 2 Story Conventional Frame Good 2005 Neighborhood 0.28 2611 8 4	\$ Windows: \$ ARABLE INFORMATIO Sold Comp 3 8492 Haleigh Woods Dr Blacklick Franklin OH 43004 0.70 \$187,000 \$187,000 \$187,000 \$183,900 03/22/2013 FMV \$ 50 1 SFD Multi Level Frame Good 2009 Neighborhood 0.13 2579 8 4	S Other: S N Listed Comp 1 3440 N Waggoner Rd Blacklick Franklin OH 43004 1.17 \$279,900 \$279,900 FMV 34 1 SFD Ranch/Rambler Frame Good 1953 Neighborhood 5.00 3120 8 4	Removal: S	Blacklick Franklin OH 43004 0.70 \$179,900 \$179,900 FMV 83 1 SFD 2 Story Conventional Frame Good 2002 Neighborhood 0.37 2698 8 4				

Garage/Carport: 12	-12020-mg Attached 2 Car Garage	Doc 7806- Attached 2 Car Garage	9 Filed 1 Attached 2 Car Garage B	1/26/14 Enter PO Pg 2 of 8	ed 11/26/14 13:56:	07 Exhibit Garage	Attached 2 Car Garage
Pool/Spa/Fireplace:	None	1	None	None	None	None	None
Price per sq. ft.:	\$	\$73	\$71	\$71	\$90	\$77	\$67

12-12020-mg Doc 7806-9 Filed 11/26/14 Entered 11/26/14 13:56:07 Exhibit F-This property is similar in style and size. Similar in condition and superior BRO Pg 3 of 8 Sold Comp 2 Comments: This property is slightly inferior in size. Similar in room count and style. Sold Comp 3 Comments: This property is inferior in size. Similar in condition and style. Similar in room count. This property is inferior in age. Similar in size and inferior without a basement. This property is superior with a finished basement. Inferior in size. Similar in room count. Listed Comp 3 Comments:
This property is superior in bathroom count. Inferior in size and similar in condition and style. BROKER COMMENTS Subject Comments:
The subject is in good condition and appears to be well maintained. The property conforms well to the market area in style and size. There is no evident damage to the exterior of the subject. Neighborhood Comments:

The properties in the subject's neighborhood are in good condition and appear to be well maintained. The median home values in the area have been stable over the last six months. The inventory of distressed sales has declined over the last six months. The sales inventory has increased over the last six months. Condition/Repair: None noted. PRICE OPINION Typical Market Time: As Is Sale Price \$195,000 As Is List Price \$199,900 Quick Sale Repaired Price Quick Sale Price: Repaired Sale Repaired List Price Repair Estimate \$175,000 \$199,900 \$195,000 \$175,000 Pricing Strategy The value provided is based on the most similar comparables utilized within the report and current market conditions. The as is sale price is bracketed by sold comps 1 and 2. AVE search has produced similar comps supporting the value provided by the agent. SD 8/19/13 Broker's Signature 08/12/2013

By completing this report, the Broker certifies that they have completed a site inspection of the subject property and that subject photos were taken at the time of inspection.

Brandon Peoples

Broker Address 1670 Fishinger Rd., Columbus, OH 43221

DISCLOSURE: This is a comparative market analysis, not an appraisal, and should not be used for lending purposes. Therefore, it is not intended to be an appraisal of the market value of the property and as such does not comply with USPAP standards. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.

3304970881

Broker Fax

Date

Broker Email

brandonleepeoples@gmail.com

This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.

Please explain: Listed 1 has exceeded lot size variance of 1.5 times (+/-) subject

12-12020-mg Doc 7806-9 Filed 11/26/14 Entered 11/26/14 13:56:07 Exhibit F
Agent Countries

isted 1 has variance of ubject Size, or condition were considered applicable in regards to distance to subject 3 month date of sale parameter 90 DOM requirement and still be within 15% tolerance range. Therefore I was forced to use what was available and the comparables selected were considered to be the best available.







Subject Front Side 1



Subject Front Side :



Subject Street Scene 1



Subject Street Scene



Subject Address verification

12-12020-mg Doc 7806-9 Filed 11/26/14 Entered 11/26/14 13:56:07 Exhibit F.
Inspection Date: 05/12/2013 Photos





oper other Subject other







Sold Comp 2



Sold Comp a



Listing Comp 1



Listing Comp



Listing Comp 3



